

CARMEL REDEVELOPMENT COMMISSION Meeting, Wednesday, March 24, 2010

President Ron Carter called the meeting to order at 8:04 a.m. Commission members Bill Hammer and Jeff Worrell were present, constituting a quorum. Also present were Les Olds, Megan McVicker and Matt Worthley.

Others present:

Mike Anderson and Brandon Bogan

The Pledge of Allegiance was said.

Award Contract for Concert Hall Hardscape BP #8

Bids for the Concert Hall Hardscape BP #8 were received and reviewed by the Construction Manager, Shiel Sexton. Gibraltar Construction Corporation was the low bidder. It was recommended by the Construction Manager that Gibraltar Corporation be awarded the base bid contract in the amount of \$1,220,000 and Alternate #4 (for topsoil) in the amount of \$48,000. Mr. Olds asked for approval in the awarding of this contract.

Discussion ensued with regards to tent placement and use for both the grand opening and special events at the Concert Hall. Also discussed were concerns regarding accessibility of the main entrance and roadways at the time of opening. Plans are in place to have all proposed work completed, however, backup plans are also in place if construction sequence is delayed.

Mr. Hammer moved to approve a contract with Gibraltar Construction Corporation in the amount of \$1,268,000 subject to available funding that includes the Alternate #4 for topsoil. Seconded by Mr. Worrell and passed unanimously.

Authorize Extension of Leased Space at 30 W. Main Street

An extension of 2,300 square feet of space located on the second floor adjacent to the current Redevelopment Commission office was requested for use to promote the Arts District. Appraisals are currently underway to verify rental rate per square foot. This is an amendment to the existing lease and coterminous with the termination of the current existing lease which has approximately 3 years and 9 months remaining. The cost for extension is within the miscellaneous expense budget.

Mr. Hammer moved to extend the amount of space under lease at the second floor of 30 West Main Street. Seconded by Mr. Worrell and unanimously approved.

Authorize Public Offering for CRC Lease Space at 30 W. Main Street

In accordance with state statutes, to sublease space, the CRC must publicly advertise the space to the open market at market rate rent. Mr. Olds requested approval to place advertisements in various publications to meet the statute of state law.

Mr. Worrell moved to authorize the CRC Staff to issue a Request for Proposal to lease space at 30 West Main Street. Seconded by Mr. Hammer and unanimously approved.

Authorize Public Offering for Sale of Energy Center

Mr. Olds stated this was in line with plans that have always been in place to sell the Energy Center as a way to recoup money the Redevelopment Commission has invested. The Commission has retained Bingham-McHale as counsel for this process to ensure all current rules and statutes set forth by State Utility Regulatory Commissions will not be violated. This authorization represents the first step in the process and is only permission to put out the RFP for sale of the Energy Center.

Discussion ensued with regards to the buildings that will tie in to the Energy Center as well as impact on taxpayers. Mr. Olds stated his belief that this would have really no impact on residential taxpayers if this were to be bought by a private corporation. Nothing will be done without final review and approval of the Redevelopment Commission and City.

Mr. Worrell moved to authorize the CRC Staff to issue a Request for Proposal to sell the Energy Center. Seconded by Mr. Hammer and passed unanimously.

Old Business

No old business at this time.

New Business

No new business at this time.

Adjournment

Mr. Hammer moved the meeting be adjourned and seconded by Mr. Worrell. The meeting was adjourned at 8:35 a.m.